

WARRANTY DEED
Joint Tenancy**Know all Persons by these Presents,**

39-4

That I, MADELINE SOUCY of the City of Waterville, County of Kennebec and State of Maine,

in consideration of ⁰¹⁵⁷⁴⁸ ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by the said MADELINE SOUCY and MARY JANE CLUKEY,

NO TRANSFER
TAX PAID

whose mailing ~~addresses~~ addresses are: 8 Halde Street, Waterville, Maine - 04901 and 39 Sanger Avenue, Waterville, Maine - 04901, respectively,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MADELINE SOUCY and MARY JANE CLUKEY,

as joint tenants and not as tenants in common, their heirs and assigns forever.

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit: -

NORTHERLY fifty (50) feet by Halde Street; WESTERLY seventy-five (75) feet by land of A.B. Simoneau; SOUTHERLY fifty (50) feet by land of Charles LeBrun; and EASTERLY seventy-five (75) feet by land of Joseph L. Levasseur.

BEING the same premises conveyed to the said Grantor herein under and by virtue of a certain Warranty Deed from Emelia Soucy dated October 17, 1988 and recorded in the Kennebec County Registry of Deeds in Deed Book 3445, at Page 302; AND REFERENCE should also be made to a certain Warranty Deed in Joint Tenancy from the said Emelia Soucy to herself and the said Grantor herein dated October 3, 1962 and recorded as aforesaid in Deed Book 1281, at Page 121; AND ALSO BEING the same premises conveyed to the said Emelia Soucy under and by virtue of a certain Warranty Deed from Alex Soucy dated November 3, 1952 and recorded as aforesaid in Deed Book 930, at Page 314.

EXCEPTING AND RESERVING, however, a life estate in and to the premises hereinbefore described unto the said Grantor herein for so long as she shall occupy the same, provided, however, that she shall assume and pay the real estate taxes assessed against the aforesaid premises, insurance and maintenance charges and will keep the residence and improvements in proper repair.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MADELINE SOUCY and MARY JANE CLUKEY,

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever,
EXCEPTING AND RESERVING as aforesaid.

And I do **warrant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; **EXCEPTING AND RESERVING as aforesaid;**

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I and my heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, **EXCEPTING AND RESERVING as aforesaid.**

In Witness Whereof, I, the said MADELINE SOUCY,

and

~~husband/wife of the said~~

joining in his deed as Grantor and relinquishing and conveying all rights by descent and all other rights to the above described premises have hereunto set my hand and seal this **twentieth** day of the month of **July**, A.D. 19**95**.

Signed, Sealed and Delivered
in presence of

Madeline Soucy
Madeline Soucy

State of Maine, County of Kennebec **ss.** **July 20**, 1995.

Then personally appeared the above named Madeline Soucy

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ronald M. Roy

Notary Public
Attorney at Law

RONALD M. ROY
ATTORNEY AT LAW

Printed Name, Ronald M. Roy

SEAL

MY COMMISSION EXPIRES OCTOBER 4, 2000

55 JUL 27 AM 9:00

REGISTER OF DEEDS